



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 15, 2016
1607-DDP-25
Exhibit 1

Docket Number: 1607-DDP-25

Petitioner: J.C. Hart Company, Inc. by Nelson & Frankenberger

Request: Approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District Ord. 12-14, as amended by Ord. 15-18

Current Land Use: Vacant / Undeveloped

Property History: 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
1605-SPP-06 Mixed Use District Primary Plat (06/06/16)
1605-ODP-06 Mixed Use District Overall Development Plan (06/06/16)
1606-SFP-16 Mixed Use District Secondary Plat (pending)
1607-PUD-11 PUD Ordinance Amendment (Ord. 12-24) (08/08/16)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

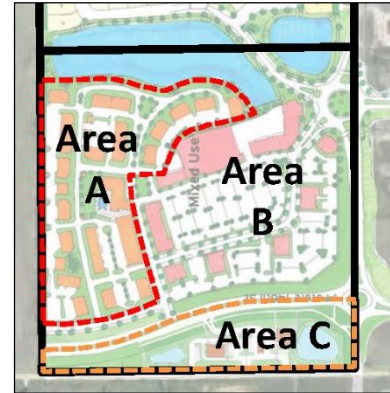
Location: The 11.89 acres +/- is located on the north side of 146th Street, west of Ditch Road (see **Exhibit 2**). The subject property encompasses "Area A" of the Harmony PUD District, a part of the "Mixed Use District" (see graphic on page 2).

Applicable Zoning: The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the "PUD Ordinance" or "Ord. 12-14"). The applicable underlying zoning district for Area A is the MF2: Multi-Family Medium Density District (the "MF2 District"). The PUD Ordinance was amended by Ordinance 15-18, adopted in July 2015, which modified the setbacks from internal driveways/parking areas and maximum building height standards for multi-family uses.

Zoning Amendment: The review comments herein note the PUD Ordinance amendment (1607-PUD-11) that was recently approved by the Council (Ord. 16-25), which was forwarded to the Council by the Plan Commission on July 5, 2016, with a favorable recommendation.

Property History: The PUD Ordinance was adopted in 2013, and includes 278 acres. Since then, the detached single-family areas of the PUD District have been under development.

On June 6, 2016, the Plan Commission approved the [primary plat \(1605-SPP-06\)](#) and [overall development plan \(1605-ODP-06\)](#) for the Mixed Use District (which includes this property). In April 2016, the secondary plat (1606-SFP-16) was filed for the Mixed Use District and is currently pending. The subject property is Lot 3 of the pending Harmony Mixed Use District subdivision.



DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

Comment: Plans comply with the below standards.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Comment: Plans comply with the below standards.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Comment: Plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.

- 22) Concept Plan (Section 1.4 of Ord. 12-14): The Real Estate shall be developed in a manner substantially similar to the layout shown in Exhibit C-1 Illustrated Site Development Plan.

- 23) Permitted Land Uses (Section 2.2 of Ord. 12-14): Underlying Zoning District.

Comment: The proposed multifamily residential uses are specifically permitted.

- 24) Development Standards (Section 2.4 of Ord. 12-14):

Comment: Plans comply unless otherwise noted below.

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: None.
Access required.
- c) Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 - i) Front Yard: 20 feet
 - ii) Side Yard: 20 feet
 - iii) Rear Yard: 20 feet
- d) Minimum Setback from Internal Driveways/Parking Areas: 0 feet (per Ord. 15-18)
- e) Maximum Density: None
- f) Maximum Number of Attached Dwelling Units per Structure: 30 units

Comment: Plans comply. Between 7 and 20 units per building are proposed.

- g) Maximum Number of Attached Dwelling Units: 270 units

Comment: Plans comply. 257 units are proposed.

- h) Minimum Square Footage per Attached Dwelling Unit:
 - i) One-bedroom: 650 sq. ft.
 - ii) Two-bedroom: 850 sq. ft.
 - iii) Three-bedroom: 1,000 sq. ft.



- i) Maximum Building Height: 3 stories (per Ord. 15-18)
- j) Minimum Building Separation: 20 feet
- k) Development Amenities within Area A of the Mixed Use District requires:
 - i) Clubhouse (minimum 8,000 square feet containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area and restrooms.
 - ii) Pool with a minimum surface area of 800 square feet.
 - iii) An integrated trail and sidewalk system connecting buildings within common areas through Area A of the Mixed Use District.
- l) Architectural Standards and Building Materials for all Principal Buildings

Comment: Plans comply.

- i) Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F of Ord. 12-14 (images incorporate elevations from Union Street Flats).
- ii) Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.

Comment: Plans comply. All buildings include fiber cement siding and then either brick or stone.

- iii) All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).

Comment: Plans comply. All buildings include fiber cement siding and then either brick or stone.

- iv) Masonry or Natural Materials¹ shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.

Comment: Plans comply. 100% of the exterior building materials are fiber cement siding and then either brick or stone.

- v) All buildings shall utilize a minimum of two (2) Exterior Building Material Designs² per elevation. Horizontal concrete fiber board and shake concrete fiber board constitute different exterior building materials for the purpose of this standard.

¹ PUD Ordinance defines "Natural Materials" as "brick, wood, limestone, fiber cement siding, or natural stone."

² PUD Ordinance defines "Exterior Building Material Design" as "the combination of exterior building materials used on a building."

- vi) All windows shall have either shutters and/or Enhanced Architectural Window Treatment³.

Comment: Plans comply. No shutters are proposed. Windows surrounded by masonry comply with brick soldier course head and rowlock sills at opening. Windows surrounded by fiber cement siding include a 1x4 sill and 1x4 jamb trim and a minimum 1x6 head trim surround, and that some buildings include a typon cross head detail to the top of the 1x head trim to give a cove detail to the trim top, depending on the architectural style of the building façade.

- vii) The minimum Primary Roof Pitch on the front and sides of all Principal Buildings shall be 6/12, unless a flat roof is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.

- viii) Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

- m) Development Plans (building layout)

Comment: Plans comply.

- i) In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
- ii) Architectural Breaks⁴ shall be constructed at intervals of not greater than sixty (60) feet.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

Comment: Plans comply, as applicable to a Detailed Development Plan.

25) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

³ PUD Ordinance defines "Enhanced Architectural Window Treatment" as "Architectural Detailing of elements around window openings. For windows in a Masonry elevation, the treatment shall be of natural or Masonry materials and be applied to the sill and header at a minimum. For windows in a non-Masonry elevation, the treatment shall be of Natural Materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material." PUD Ordinance defines "Architectural Detailing" as "detailed design, location, composition and correlation of elements that provide ornamentation."

⁴ PUD Ordinance defines "Architectural Break" as "the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an Architectural Break."

Comment: Plans comply. Approved amendment (1607-PUD-11) modified the setback to accommodate the proposed location.

26) Architectural Standards (Article 6.3(E))

Comment: The architectural standards of Ord. 12-14, as noted herein, supersede the architectural standards of the UDO.

27) Building Standards (Article 6.4)

28) Fence Standards (Article 6.5)

29) Height Standards (Article 6.6)

30) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Plans comply.

	Required	Provided	Revision
Shade Trees	1 per D.U. 257 total	246	258 complies
Ornamental or Evergreen Trees	1 per D.U. 257 total	249	263 complies
Shrubs	4 per D.U. 1028 total	1413	1453 complies

- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).
- d) External Street Frontage Landscaping.

Comment: Plans comply. Section 5.3 of Ord. 12-14 establishes “Buffer Yard Requirements” along the property’s 146th Street which modifies the otherwise applicable External Street Frontage Landscaping Requirements of the UDO.

- i) Buffer yards shall not be required internal to the Real Estate.
- ii) In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Comment: Landscape Buffer A does not apply to this property along 146th Street.

- iii) In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Comment: Plans comply. Landscape Buffer B applies to the property's 146th Street frontage.

	Evergreen Trees		Evergreen Shrub	
	Required	Provided (revision)	Required	Provided (revision)
146 th Street* (509' +/-)	1 / 30' 17 required	17 complies	5 / 30' 85 required	85 complies

*Plantings located between 146th Street and the proposed building and parking improvements were credited towards this requirement.

e) Buffer Yard Requirements

Comment: Plans comply. Ord. 12-14 does not require buffer yards internal to the PUD District. As a result, the only buffer yard applicable to this property is along the west property line (approximately 1020.54' minus 51' wide right-of-way for Waterleaf Drive). The approved amendment (1607-PUD-11) establishes that Buffer A, with a minimum width of twenty feet, apply along the west property line. Buffer A requires a minimum width of 30 feet with 3 shade trees, 3 evergreen trees and 10 shrubs per 100 lineal feet.

West Property Line (970 linear feet +/-)	Width		Shade Trees		Evergreen Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
Buffer A (per Amendment)	20 feet	20 feet complies	3 / 100' 29 total	38 complies	3 / 100' 29 total	37 complies	10 / 100' 97 total	142 complies

f) Interior Parking Area Islands:

- i) **Minimum Area Required:** A minimum of ten percent (10%) landscape area of Parking Areas shall be set aside for Parking Area islands.
- ii) **Location:** Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) **Design:** Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

g) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line
- ii) Parking Lot Screening Ord. 12-14: Parking lots and spaces within twenty (20) feet of a Public Way or adjacent to single or multi-family development shall be screened by either a three-foot tall wall or fence or by a solid hedge row (with a mature height of three (3) feet, planted forty-eight inches (48") on center and a minimum eighteen inches (18") in height).
- iii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.
- iv) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.
- v) Multi-family Districts: In addition to the other standards set forth in this Article, the following shall apply to Multi-family Districts:
 - (1) Parking Areas, Parking Spaces and service facility areas in a Multifamily District that may be visible from Streets or perimeter Lot Lines shall be screened by walls or other solid materials in addition to landscaping required herein. Screening shall be depicted on the Development Plan.
 - (2) Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.

31) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

32) Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Article 6.13)

35) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) One (1) parking space per bedroom of each dwelling unit; (ii) minimum number of garage parking spaces shall be equal to sixty (60) percent of the total number of dwelling units; and (iii) two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.

Comment: Plans comply. 366 surface parking spaces and 131 garage parking spaces are proposed. The approved amendment (1607-PUD-11) requires a minimum number of parking garages spaces of 50%, rather than 60%, of the total number of dwelling units.

103 one-bedroom units, 119 two-bedroom units, and 35 three-bedroom units are proposed (257 units with a total of 446 bedrooms). As a result, a minimum of 446 parking spaces are required, with a minimum of 129 under the approved amendment.

- b) Access and Tandem Spaces: Each required parking space shall open directly upon an aisle or driveway. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.
- c) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided by the clubhouse within Area A of the Mixed Use District.

36) Setback Standards (Article 6.16)

37) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) and associated landscaping will require a sign permit and will be reviewed by the Department for compliance at that time.

38) Vision Clearance Standards (Article 6.19)

39) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

Comment: Plans comply.

40) Easement Standards (Article 8.3)

41) Open Space and Amenity Standards (Article 8.6)

Comment: The amenity standards of Ord. 12-14, as otherwise noted herein, supersede the open space and amenity standards of the UDO.

42) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

b) Perimeter / External Pedestrian Network Standards:

43) Street and Right-of-Way Standards (Article 8.9)

44) Surety Standards (Article 8.12)

45) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve detailed development plan (1607-DDP-25) with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.